

Boxborough Board of Appeals  
Meeting Minutes  
UCC Church Vestry  
723 Mass. Ave.  
December 1, 2015

Members present: Stefano Caprara, Tom Gorman (Chair), Lonnie Weil, and Mark White.  
Members absent: Kristin Hilberg, Michael Toups.  
Also present: Adam Duchesneau, Town Planner.

Tom called the meeting to order at 7:23 pm.

Upon motion duly made by Tom and seconded by Lonnie, it was voted 4 – 0 to approve the minutes of November 3, 2015.

The Board reviewed the request from the Town Administrator for input regarding “On Demand” recordings of all town board meetings. Members offered both negative and positive comments. They discussed the practicality, expense, and possible use of those funds for other projects. As a Board they are not opposed to the practice.

At 7:30 Tom opened the Special Permit hearing and read the public notice for work in the Border of the W-District and the demolition of a non-conforming structure. The property, located at 205 Flagg Hill Road, is owned by Meridian Homes, Inc. Owner / Applicant Glen Kaufmann was present. Eric Kaufmann presented the request. The Board discussed the demolition timeline and reviewed proposed conditions of approval. Tom requested a reference to the existing Order of Conditions be included as a condition, as has been the practice of the Board.

Motion was made by Tom, seconded by Lonnie and voted unanimously to close the hearing.  
Motion was made by Tom, seconded by Lonnie and voted unanimously to approve the Special Permit draft decision as amended.

Adam provided an overview of the proposal to remove the W-District from the bylaw. There is redundancy of effort and expense to applicants. The wetland mapping does not match up with the W-District map. The Board is in favor of streamlining processes and also discussed updating the W-District map. They will continue the discussion at the next meeting with all members present.

Upon motion duly made by Tom and seconded by Michael, the Board voted unanimously to adjourn the meeting at 8:23 pm.

On behalf of the Zoning Board of Appeals,

  
Approved \_\_\_\_\_ Date 11/5/16